

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/29 Hampden Road, Armadale Vic 3143

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$706,500

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2019

to

31/12/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/16 Springfield Av TOORAK 3142	\$855,000	26/10/2019
2	6/47 Denbigh Rd ARMADALE 3143	\$805,000	12/09/2019
3	4/20 Grandview Gr PRAHRAN 3181	\$801,000	15/02/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/02/2020 14:08

1/29 Hampden Road, Armadale Vic 3143

Walter Summons

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

December quarter 2019: \$706,500



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/16 Springfield Av TOORAK 3142 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 1309 sqm approx

**6/47 Denbigh Rd ARMADALE 3143 (VG)**

Agent Comments

2 - -

**Price:** \$805,000

**Method:** Sale

**Date:** 12/09/2019

**Property Type:** Strata Unit/Flat



**4/20 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$801,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525